

Community Development Department
610 Foster City Blvd.
Foster City, CA 94404

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Homeless & Housing Assistance Program

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Transmittal

To: Dept. of Housing and Community Development 1800 Third Street Sacramento, CA 95814	From: Leslie Carmichael, Consulting Planner
State Clearinghouse and Planning Unit Office of Planning and Research P.O. Box 3044 Sacramento, CA 95812-3044	
Date: March 27, 2012	Phone: 650 286-3236
Re: General Plan Annual Report for 2011	CC:

Urgent For Review Please Comment Please Reply Please Recycle

•Comments:

Attached please find Foster City's General Plan Annual Report for 2011.

Thank you,

Leslie Carmichael

Consulting Planner

650 286-3236

lcarmichael@fostercity.org

DATE: APRIL 5, 2012

STAFF REPORT

AGENDA ITEM NO. 5.A.

TO: FOSTER CITY PLANNING COMMISSION

PREPARED BY: LESLIE J. CARMICHAEL, CONSULTING PLANNER 

PROJECT: GENERAL PLAN ANNUAL REPORT FOR 2011

REQUESTED ACTION/PURPOSE

To review and recommend City Council acceptance of the General Plan Annual Report for 2011.

RECOMMENDATION

That the Planning Commission adopt the attached Resolution recommending City Council acceptance of the General Plan Annual Report for 2011.

BACKGROUND

Government Code 65400 requires that the legislative body of each city receive an annual report on the status of the General Plan and its implementation. The Annual Report is then forwarded to the California Office and Planning and Research and the Department of Housing and Community Development. The Government Code also includes specific requirements for information about the status of housing element programs and progress in meeting the Regional Housing Need Allocations issued by the Association of Bay Area Governments (ABAG).

ANALYSIS

The attached Tables comprise the General Plan Annual Report and provide a brief summary of the status of the General Plan and the implementation programs contained in each General Plan Element. The status of the Housing Element implementation is contained on separate forms provided by the Department of Housing and Community Development.

Highlights of accomplishments in implementation of General Plan programs in 2011 include:

- The Planning Commission reviewed background reports on Community Profile, Climate Change Background, Strengths, Weaknesses Opportunities and Threats (SWOT) Analysis. Staff drafted Goals, Policies and Programs for the revised Land Use and Circulation Element. In late 2011, the Planning Commission reviewed the draft goals and policies.
- Phase A of the Pilgrim-Triton Master Plan, including 20% affordable units, began construction.
- Gilead Sciences began construction of a new lab building and continued discussions to implement their approved Master Plan and incorporate buildings and lands they acquired from EFI.
- The City Council entered into an agreement with Foster City Community Partners for exclusive negotiations to develop the 15-acre site.

- Negotiations continued related to the development agreement for the Chess-Hatch Master Plan and the Planning Commission held a Study Session in 2011.
- The Environmental Sustainability Task Force (ESTF) reviewed the draft General Plan Goals and Policies for the Land Use and Circulation Element. ESTF continued work to implement the Recommended Sustainability Action Plan, including a number of outreach activities and events.
- The CartSMART program began in January 2011, including weekly Recycle, Compost and garbage collection for single-family homes.
- Foster City coordinated with the City of San Mateo and FEMA on the levee improvements in San Mateo and the issuance of the new FIRM by FEMA. Required construction was completed in 2011.
- The City adopted an updated Urban Water Management Plan for 2010-2015.
- Five of the ten roadway improvements identified in the Multi-Project Traffic Study were designed in 2011 and are expected to be under construction in 2012, funded by developer contributions.

Attachments:

Resolution

Table - General Plan Annual Report for 2011

Table A – Housing Element - Annual Building Activity Report – Very Low-, Low- and Moderate Income Units and Mixed-Income Multifamily Projects

Table B – Housing Element - Regional Housing Needs Allocation Progress

Table C – Housing Element - Program Implementation Status

General Plan*

*Available in Council Office or in the Community Development Department

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FOSTER CITY
RECOMMENDING CITY COUNCIL ACCEPTANCE OF THE GENERAL PLAN ANNUAL
REPORT FOR 2011

CITY OF FOSTER CITY

WHEREAS, Government Code Section 65400 requires the legislative body of the City to review an annual report on implementation of the General Plan; and

WHEREAS, the City has made significant progress in implementing the programs contained in the City's General Plan, including the following significant accomplishments in 2011:

- The Planning Commission reviewed background reports on Community Profile, Climate Change Background, Strengths, Weaknesses Opportunities and Threats (SWOT) Analysis. Staff drafted Goals, Policies and Programs for the revised Land Use and Circulation Element. In late 2011, the Planning Commission reviewed the draft goals and policies.
- Phase A of the Pilgrim-Triton Master Plan, including 20% affordable units, began construction.
- Gilead Sciences began construction of a new lab building and continued discussions to implement their approved Master Plan and incorporate buildings and lands they acquired from EFI.
- The City Council entered into an agreement with Foster City Community Partners for exclusive negotiations to develop the 15-acre site.
- Negotiations continued related to the development agreement for the Chess-Hatch Master Plan and the Planning Commission held a Study Session in 2011.
- The Environmental Sustainability Task Force (ESTF) reviewed the draft General Plan Goals and Policies for the Land Use and Circulation Element. ESTF continued work to implement the Recommended Sustainability Action Plan, including a number of outreach activities and events.
- The CartSMART program began in January 2011, including weekly Recycle, Compost and garbage collection for single-family homes.
- Foster City coordinated with the City of San Mateo and FEMA on the levee improvements in San Mateo and the issuance of the new FIRM by FEMA. Required construction was completed in 2011.
- The City adopted an updated Urban Water Management Plan for 2010-2015.
- Five of the ten roadway improvements identified in the Multi-Project Traffic Study were designed in 2011 and are expected to be under construction in 2012, funded by developer contributions.

WHEREAS, the Planning Commission considered the Annual Report at the Planning Commission Regular Meeting on April 5, 2012.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Foster City, based on facts and analysis in the Staff Report, written and oral testimony, and exhibits presented recommends City Council acceptance of the Annual Report on the General Plan for 2011.

PASSED AND ADOPTED as a Resolution of the City of Foster City Planning Commission at the Regular Meeting thereof held on April 5, 2012, by the following vote:

AYES, COMMISSIONERS:

NOES, COMMISSIONERS:

ABSENT, COMMISSIONERS:

ABSTAIN, COMMISSIONERS:

PAUL WILLIAMS, CHAIR

ATTEST:

CURTIS BANKS, SECRETARY

GENERAL PLAN ANNUAL REPORT – 2011

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2011
LAND USE AND CIRCULATION ELEMENT	Adopted May 1993; Amended June 1999 Update in progress; Draft background section and goals/policies sections were reviewed by Planning Commission on November 18, 2004, and direction provided to staff.	The Planning Commission reviewed background reports on Community Profile, Climate Change Background, Strengths, Weaknesses Opportunities and Threats (SWOT) Analysis. In late 2011, the Planning Commission reviewed draft goals and policies.
LUC-a Periodic Monitoring of Land Uses	The Community Development Department has done this, resulting in such efforts as the redevelopment of the failing Martin Cove and Port O'Call shopping centers in 1999-02 and the Chess/Hatch and Pilgrim/Triton land use studies in 2005-06. Draft policies were developed and endorsed by the City Council in February 2006. The Pilgrim-Triton Master Plan, including new General Plan policies for the area, was approved in November 2009. The Development Agreement for the Pilgrim-Triton Master Plan, as well as the Use Permit for Phase I was approved. The Chess/Hatch EIR was certified and the General Plan Amendment were approved in November 2009. The Gilead Master Plan, EIR and Development Agreement were approved in 2009. Study Sessions were held in 2010 to review the Chess-Hatch Master Plan.	Building permits were issued for Pilgrim Triton Phase A. Gilead began construction of a new lab building and continued discussions to implement their approved Master Plan. Negotiations were continued related to the development agreement for the Chess-Hatch Master Plan and the Planning Commission held a Study Session in 2011.
LUC-b Periodic review of architectural guidelines	Changes to the architectural review process were adopted in 2003 and 2005.	No changes or updates approved in 2011.
LUC-c Continue code enforcement	Ongoing	Ongoing
LUC-d Parks Facilities Plan	Park facilities improvements are included in the five-year Capital Improvements Program	Park facilities improvements included in the CIP approved for FY 2011-12 (also see PC implementation measures).

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2011
LUC-e Community Development Agency Funds	Ongoing use of CDA funds in CIP programs.	Ongoing use of CDA funds in CIP programs.
LUC-f Chess Drive Special Study Area	Chess/Hatch and Pilgrim/Triton land use studies were conducted in 2005-06. Draft policies were developed and endorsed by the City Council in February 2006. Chess/Hatch General Plan policies were adopted in November 2009. Chess/Hatch General Development Plan reviewed at Study Sessions in 2010.	Negotiations were continued related to the development agreement for the Chess-Hatch Master Plan and the Planning Commission held a Study Session in 2011.
LUC-g M-1 (Light Industrial) zoning	No action	Instead of an amendment to M-1 zoning regulations, an amendment to Title 17, Zoning, of the Foster City Municipal Code, is under consideration for the Chess/Hatch Master Plan as part of the General Development Plan.
LUC-h C-1 (Neighborhood Business) Zoning	This amendment was approved in 1999.	
LUC-j Werder Pier Land Use and Recreation Plan	County staff has taken the lead but lack of funding has slowed progress.	No action in 2011.

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2011
LUC-k City-owned and controlled lands	Civic Center Master Plan and related Design Guidelines were adopted in 1999. Policy adopted for use of the City-owned 15-acres adjacent to City Hall in 2003 (Resolution 2003-76). In 2006, after much study and public debate, the City Council determined that the land uses for the 15-acre site should be senior housing and retail with 4 acres reserved for a public charter high school and initiated a RFP process. Developer was selected and business terms negotiated in 2007. In March 2010, after months of discussions, PRS and the City agreed that business terms acceptable to both parties were not possible at that time given the economic climate and the limited availability of capital to finance a project of this size.	The City Council entered into an agreement for exclusive negotiations with Foster City Community Partners to develop the 15-acre site. The land uses remain senior oriented housing with a 20% affordable requirement as well as a public plaza/open space.
LUC-l Monitor neighborhood retail centers	This is an ongoing program, which resulted in the redevelopment of the Marlin Cove and Port O'Call shopping centers in 1999-2002. Status of retail centers was reviewed in 2003 and discussed with the Planning Commission.	Ongoing
LUC-m East Third Avenue site	Now developed as Bayside Towers. A third building approved in December 2005 (but approval later expired). The approval for the third building expired in March 2009.	No action in 2011.
LUC-n Traffic management program	Developments with TSM programs must submit annual reports. TSM programs required in new developments per C/CAG Guidelines.	Annual Reports are submitted and reviewed for various developments.

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2011
LUC-o Periodically monitor traffic conditions	Ongoing; As part of the review of new developments, a Multi-Project Traffic Study was prepared in 2008 that analyzed traffic impacts and possible mitigations. In 2009 prepared Engineering Feasibility Study of traffic improvements and incorporated funding for these improvements into Development Agreements for the Pilgrim Triton and Gilead developments. The first payment was received in 2010 from Pilgrim Triton for funding of traffic improvements recommended in the 2009 Engineering Feasibility Study. Funding was also included in the Gilead Development Agreement.	Funding of improvements will also be included in the Chess/Hatch Development Agreement.
LUC-p Bicycle route and pedestrian plan	New bike routes and signage were added.	Ongoing maintenance
LUC-q Designation of new bus routes	City worked with AC/Transit in the development of the Line M. City developed employer-funded shuttles now managed by the Peninsula Traffic Congestion Relief Alliance. Senior Shuttle continues to be managed by the Park and Recreation Department. The Ad-Hoc Transportation Committee developed a transportation plan in 2009 to create more transit options. Revenue issues required cutbacks in Connections Shuttle Red Line service in 2010, however a 50% reduction of Red Line service instituted in July 2010 resulted in only 17% ridership loss.	Elimination of the Connections Shuttle Red and Blue Lines is planned for July 2012.
LUC-r Vintage Park transit service	City developed employer-funded shuttles serving Vintage Park now managed by the Peninsula Traffic Congestion Relief Alliance.	Ongoing.
LUC-s Collect information on parking use	Done on a project-by-project basis as needed.	No action in 2011

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2011
LUC-t Capital Improvement Program (CIP)	Ongoing	Ongoing
LUC-u Fire Department annual inspections	Ongoing	Ongoing
LUC-v Child care funding mechanisms	City has approved new employer-provided child care facilities, such as at EFI.	No action in 2011
LUC-w Child care facility regulations	No action	No action in 2011
LUC-x Household hazardous waste management plan	Ongoing	Ongoing. Curbside HHW program prepared in 2010 and adopted by City Council in February 2011.
LUC-y Library/Community Center	New library was completed in 1998. Library was renovated in late 2009.	City funding for 3 additional hours of library service per week ended December 31, 2010 as part of budget cutbacks.
LUC-z Water system improvements	Ongoing; 4 th water tank completed in 2005	Ongoing
LUC-aa Water rationing	Water rationing plan is in place as part of the Urban Water Management Plan. Urban Water Management Plan updated in 2005.	An Urban Water Management Plan for 2010-2015 was adopted in May 2011. No water emergency in 2011.
LUC-bb Foster City/Triton/Metro Center improvements	Completed in 1995	
LUC-cc Edgewater/SR 92 ramps improvements	Completed in 1998	
LUC-dd Community Development Agency plan		State law passed in 2011 will disband the CDA as of February 1, 2012. An Oversight Committee has been established to oversee the remaining obligations. The first meeting is scheduled for April 5, 2012.
LUC-ee Chess Dr/SR 92 Improvements	Completed in 2001	

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2011
HOUSING ELEMENT	Adopted in 2001. New Element adopted in February 2010 and certified by the Department of Housing and Community Development April 6, 2010.	See ANNUAL HOUSING ELEMENT PROGRESS REPORT on forms provided by the California Housing and Community Development Department
PARKS OPEN SPACE AND CONSERVATION ELEMENT	Updated Element was adopted in 2009.	
PC-a Recreation User Surveys	Ongoing	Ongoing
PC-b Changing Recreation Needs	Ongoing	Ongoing
PC-c Foster City Bikeway System Report	Ongoing	Ongoing
PC-d Improve Facilities	Ongoing. Leo Ryan Park renovation was completed in 2006. Teen Center and skate park completed in 2009. Dog Park Renovation completed in 2009.	In 2011 the City had the design completed for installation of synthetic turf and related improvements at Sea Cloud Park and Port Royal Park. Construction will take place in 2012.
PC-e Park Inspections	Ongoing	Ongoing
PC-f Playfield Inspections	Ongoing	Ongoing
PC-g Pedway Maintenance	Ongoing	Ongoing; The Levee/Pedway Improvement and Repair (CIP 607) is a project for repairs/improvements along approximately eight miles of the levee pathway system from the City limits north of East Third Ave. to portions of the levee pathway along the Marina Lagoon. The first two phases of this project have been completed. Ongoing quarterly inspections are conducted and maintenance performed as necessary.
PC-h Pedway Enhancement	Ongoing	Ongoing
PC-i Senior Activities	Ongoing	Ongoing
PC-j Special Needs	Ongoing	Ongoing
PC-k Public Access	Ongoing during Plan Review	Ongoing
PC-l Wetlands Enhancement	Ongoing during Plan Review	No development proposals near wetlands
PC-m Median Strip Planting	Ongoing	Ongoing

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2011
PC-n Architectural Review	Ongoing during Plan Review. Pilgrim Triton public plaza reviewed in 2009 for access to sunlight & provision of street furniture & landscaping	Ongoing.
PC-o Youth and Teen Activities	New Teen Center opened in 2009	Ongoing
PC-p Youth Advisory Committee	Ongoing	Ongoing
PC-q Teen Center	New Teen Center Completed in 2009	Ongoing
PC-r Parks and Recreation Committee	Ongoing	Ongoing
PC-s Shoreline Band	Ongoing	Ongoing
PC-t Court Resurfacing	Ongoing	Ongoing
PC-u Leo J Ryan Park and Boardwalk	Completed	
PC-v Bay Trail	Ongoing	Ongoing
PC-w Destination Park	Included in 5-year CIP	Included in 5-year CIP
PC-x Cultural Arts	Ongoing	Ongoing.
PC-y Special Events	Ongoing	Ongoing
PC-z Recreation Programs Outreach	Ongoing	Ongoing
PC-qq Lagoons & Waterways	Ongoing	Ongoing
PC-bb Shared Use Facilities	Ongoing	Ongoing
PC-cc Maintenance of Lagoon Pathways	Ongoing	Ongoing
Conservation Programs Retained in Conservation Element:		

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2011
C-a Water Saving Landscaping and Irrigation	The Environmental Sustainability Task Force developed recommendations in 2009 to reduce water use.	Indoor and Outdoor Water Ordinances adopted. CIP 608 included installation of central irrigation computer satellite controllers at several parks. Conservation-based water rates were adopted in July 2010, including "water budgets" for irrigation customers and establishment of "Sustainability Fund" to provide rebates, resources and incentives for customer water conservation, including rebates for replacement of turf with low water use landscaping, free water use audits for high water users and low interest loans for the segregation of landscaping water meters from domestic use meters.
C-b Water Saving Techniques	Ongoing. The Environmental Sustainability Task Force developed recommendations in 2009 to reduce water use. Indoor and Outdoor Water Ordinances adopted. Conservation-based water rates were adopted in July 2010, including establishment of "Sustainability Fund" to provide rebates, resources and incentives for customer water conservation.	The City/ESTF hosted several community outreach events to educate residents and property management companies about the new conservation-based water rates. Through the new rate structure, most commercial and multifamily properties now have landscape water use budgets.
C-c Water Emergencies	When needed.	No water emergency in 2011
C-d Water Conservation Plan	The Urban Water Management Plan was updated in 2005. The Environmental Sustainability Task Force developed recommendations in 2009 to reduce water use.	An Urban Water Management Plan for 2010-2015 was adopted in May 2011. It summarizes resources that are available in managing water supplies to improve the quality, quantity, and reliability of those supplies. This version of the UWMP also satisfies the new provisions included in SBX7-7 enacted in November 2009, requiring agencies to reduce water consumption 20% by 2020.
C-e Water Quality	Ongoing	Ongoing

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2011
C-f Lagoon Water Quality	Ongoing	Ongoing
C-g Lagoon Views & Recreational Opportunities	Ongoing	Ongoing
C-h Public Information	Ongoing	Ongoing
C-i Water Quality Discharge	Ongoing	Ongoing
C-j Air Quality Impacts	Included in project reviews.	Ongoing
C-k Air Pollution Sensitive Land Uses	Ongoing	Ongoing
C-l TSM Ordinance Enforcement	Developments with TSM programs must submit annual reports. TSM programs required in new developments per C/CAG Guidelines. TSM programs reviewed as part of Pilgrim-Triton, Mirabella, Chess and Gilead development proposals.	Ongoing.
C-m Reduction in Automobile Trips	Ongoing – advertising of Connections Shuttle and bus routes. The Ad-Hoc Transportation Committee created a transportation plan in 2009 to reduce automobile trips. 50% reduction of Red Line service was instituted in July 2010 due to budget cuts, but resulted in only 17% ridership loss.	Ongoing. Elimination of Connections Shuttle Red and Blue Lines planned for July 2012.
C-n Coordination with Other Agencies	Coordinated with other agencies as part of Multi-Project Traffic Study. The Ad-Hoc Transportation Committee created a transportation plan in 2009 to create more transit options.	Ongoing – requested review of SamTrans 251 route to provide service to south portion of Foster City (along Edgewater), currently underserved by public transportation. Five of the ten roadway improvements identified in the Multi-Project Traffic Study were being designed in 2011 and are expected to be under construction in 2012.
C-o Title 24	Environmental Sustainability Task Force developed recommendations in 2009 to reduce electricity and natural gas consumption and increase use of renewable energy. City adopted basic CALGreen on December 20, 2010.	Continued research and consideration of stricter requirements.

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2011
C-p Solar Heating and Cooling	Ongoing. Fees for solar installations were eliminated in 2007.	Ongoing
C-q Solar Heating for Pools	Ongoing. Fees for solar installations were eliminated in 2007.	Ongoing
C-r Energy Information and Outreach	Brochures provided to the public in City Hall lobby. Environmental Sustainability Task Force developed recommendations in 2009 to reduce electricity and natural gas consumption and increase use of renewable energy, including public outreach.	Environmental Sustainability Task Force held outreach at several City events. Kill-a-Watt meters are available for check-out at Foster City and other library branches. Plans underway for Earth Day Fair in April 2012.

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2011
C-s Citywide Recycling Program	<p>In 1999, introduced a yard waste (greenwaste) collection program.</p> <p>In 2004, introduced a commercial organics (food waste) collection program. .</p> <p>In 2004, introduced a free cell phone and battery drop-off option (in City Hall) for residents.</p> <p>In 2004, the City began offering free annual Spring and Fall compost give-away events for residents.</p> <p>In 2006, the City began offering free annual e-waste collection events for residents.</p> <p>In 2007, franchised hauler implemented a residential curbside batteries and cell-phone collection program for residents.</p> <p>In 2009, the City began offering free annual document destruction/shred events for residents.</p> <p>In 2009, staff worked with the SBWMA, Allied Waste (the City's franchised waste hauler then), and the Parks Department to implement a program to assist operators of qualifying large events and venues to establish waste reduction plans for the events in accordance with AB2176.</p>	Ongoing programs.

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2011
C-s Citywide Recycling Program (continued)	<p>In 2009, executed a new Franchise Agreement with Recology for the collection of solid waste, recyclables, and organics materials effective January 1, 2011 through December 31, 2020.</p> <p>In 2009, the SBWMA sold bonds to finance the improvements to the Shoreway facility for recycling.</p> <p>In July 2010, worked with Franchised Hauler's (Recology) Recycling staff to target the commercial sector, specifically multi-family dwellings (MFD's) and food-based businesses to encourage recycling and increase the City's diversion.</p> <p>In 2010 staff participated in construction progress meetings with SBWMA's construction management team for the construction of improvements to the Shoreway Environmental Center to retrofit the existing facilities to increase processing capacity and enable the processing of single stream recyclable materials.</p> <p>On November 15, 2010, the City Council considered and endorsed the adoption of a curbside household hazardous waste collection program.</p>	<p>Ongoing programs.</p> <p>On January 3, 2011, initiated the CartSMART program for the new weekly Recycle, Compost, and Garbage collection services for residents in single-family homes. This program replaces the Recycling, Yard Trimmings, and Garbage collection service that had been provided by Allied Waste of San Mateo County, whose contract expired on December 31, 2010.</p>

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2011
C-t Source Reduction and Recycling Element	<p>In 2005, adopted construction & demolition materials recycling requirements (Ordinance #523).</p> <p>Submit the Electronic Annual Report to the CalRecycle (formerly CIWMB—Waste Management Board) indicating City's annual compliance with the State's mandated 50% diversion rate. For 2010, the City met the per capita disposal rate requirements per resident/employee.</p>	Ongoing programs.

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2011
C-u Recycling Information	<p>Publish quarterly newsletter (Rethinkwaste) for residents including multi-family dwellings.</p> <p>In 2008, the SBWMA website: www.RethinkWaste.org was redesigned to improve usability.</p> <p>2009 In 2009, the Environmental Sustainability Task Force (ESTF) developed recommendations to reduce solid waste and increase recycling.</p> <p>2010 Beginning on July 21, 2010 the Environmental Sustainability Task Force held a bi-monthly education series call the "Go Green Series." The ESTF will focus on solid waste reduction for 2011.</p> <p>On November 10, 2010, held a City-wide community outreach meeting to further educate the public about the new collection services starting in 2011.</p> <p>On October 21, 2010 held a Green Team Block Leader Training to enlist the help of community volunteers to educate their friends, neighbors and relatives about the new collection services starting in 2011.</p> <p>In 2010 participated in the development of outreach materials for the rollout of new weekly single stream and organics collection services to start in 2011.</p>	<p>Ongoing programs.</p> <p>The ESTF focused on solid waste reduction themes for the Go Green series and the Earth Day Fair in 2011.</p>

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2011
	<p>In 2010, developed several brochures targeted to the commercial (BIZSMART) and residential (CARTSMART) sectors; business shelter design, banner design, cart labels, etc.</p> <p>In 2010, posted video of citywide community meeting on FCTV and the City's website.</p> <p>In 2010, posted videos targeting multi-family dwellings, commercial & residential customers about the new services on FCTV.</p>	
C-v Recycling Bins Incentives	<p>Instituted a 25% discount for commercial organics (food scraps) collection program.</p> <p>Effective June 2008, instituted a tiered rate structure for commercial customers (progressive rates).</p> <p>On January 18, 2011, the City Council adopted an anti-scavenging ordinance to prevent the theft of recyclables from curbside containers: Title 8, Health and Safety, Chapter 8.07 Storage and Disposal of Solid Wastes and Recyclable Materials.</p>	Ongoing programs.

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2011
C-w City Procurement	Purchased recycled content benches and kiosks for City Parks and Levee/Pedway using funds from the Department of Conservation grant. In April 2010, the City Council directed staff to set reduction goals and develop and implement a plan to reduce greenhouse gas emissions that result from City operations.	Ongoing programs.
C-x Public Viewing Areas	Completed along levee pedway.	
C-y Wetland Habitat	Ongoing	Ongoing
C-z 57-Acre Wildlife Refuge	Ongoing	Ongoing
C-aa Projects in Vicinity of Shoreline Bans	Ongoing	Ongoing
C-bb NPDES Stormwater management Plan	Ongoing	Ongoing
NOISE ELEMENT		
N-a Noise Ordinance and Training	Adopted May 1993. Some work done on an update of the Element in 2000 but then put on hold due to staffing reductions. Ongoing	Ongoing
N-b Periodic Noise Monitoring	Noise readings taken in 2000.	No action in 2011.
N-c Purchase of City Vehicles/Equipment	Ongoing. In April 2010, the City Council directed staff to set reduction goals and develop and implement a plan to reduce greenhouse gas emissions that result from City operations.	Ongoing.
N-d Regulation of Special Events	Ongoing	Ongoing
N-e Coordinate Complaints Information	Ongoing	Ongoing

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2011
N-f Allied Waste Contract (formerly BFI)	Implemented a Service Resolution Tracking System in 2007 in addition to the hauler's existing customer service tracking system to follow-up and resolve residents' complaints such as excessive noise.	Ongoing
N-g Airport Noise Mitigation	Ongoing	Ongoing
SAFETY ELEMENT	Adopted October 1995.	
S-a Geotechnical and Engineering Reports	Ongoing	Ongoing
S-b Geotechnical Reports Library	Completed	Ongoing
S-c Seismic Safety Education	Ongoing	Ongoing
S-d Non-Structural Hazards Assessment	Ongoing	Ongoing
S-e Expand Seismic Hazards Identification Program	No action	No action in 2011.
S-f Protect City's Infrastructure and Facilities	Ongoing. Based on review of Caltrans' bi-annual inspection reports for the City owned bridges, CIP 762 provided for maintenance work and repair work. Design was completed and construction performed.	Ongoing.
S-g Maintain Levees and Lagoon for Flood Protection	Ongoing	Ongoing

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2011
S-h Flood Plain Regulations	<p>Flood plain regulations updated in 1995.</p> <p>FEMA issued a preliminary draft of a new Flood Insurance Rate Map in April 2008 showing Foster City in a special flood hazard area because a section of levee in the City of San Mateo did not meet requirements.</p>	<p>City of San Mateo completed their levee improvements in December 2011 and FEMA certification of their levees is expected. With the completion of San Mateo's levee improvements and certification of the levees by FEMA, with the exception of the lagoon, the flood classification for the remainder of Foster City will remain as Zone X (areas protected by levees from 100-year flood; flood insurance is not mandatory). FEMA is anticipating the new DFIRM for San Mateo County to be effective prior to the end of 2012.</p>
S-i Use of Uniform Codes	Ongoing	Ongoing
S-j Development Review for Fire Safety	Ongoing	Ongoing
S-k Fire Education/Prevention	Ongoing	<p>Held annual open house with a Fire Safety Trailer. Continued CERT program. Continued fire plan check and inspection program for new and existing occupancies construction projects.</p>
S-l Annual Inspections for Fire Safety and Hazardous Materials	Ongoing	Ongoing
S-m Water Supply and Delivery	Ongoing	Ongoing
S-n Resale and Rental Housing Inspections	No action	No action in 2011
S-o Electromagnetic Fields	Ongoing	Ongoing
S-p Emergency Response	Ongoing. Extensive employee training was implemented, as required by FEMA.	Ongoing
S-q Emergency Plan	Ongoing	Ongoing
S-r Emergency Power	All 49 lift stations have either permanent power or ability to use temporary power. Stand-by power was added at critical facilities.	Ongoing

ITEM	STATUS/IMPLEMENTATION SINCE PLAN ADOPTION	IMPLEMENTATION IN 2011
S-s Monitoring of Water, Sewer and Lagoon Systems	Ongoing. Since 1999/2000, as of Spring 2012, 22 of the District's 49 lift stations have been rehabilitated.	CIP 603 Completed March 2012 - CIP 603 included preventative maintenance and upgrades to 6 lift stations as well as replacement of 2 standby emergency generators, 1 portable emergency generator and 9 control cabinets. CIP 603 also included replacing the SCADA communication system with all new radios operating on a licensed radio frequency. A control cabinet at the lagoon intake gates was also replaced. CIP 612 was begun to evaluate the condition of the City's 24 inch water transmission line, which is the sole supply line for the City's water.
S-t Water Supply	Studies undertaken; New water tank added in 2005.	Ongoing.
S-u Water Delivery System	Ongoing	Ongoing
S-v Police Services	Ongoing	Ongoing
S-w Crime Prevention	Ongoing	Ongoing
S-x Development Review for Crime Prevention	Ongoing	Ongoing

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: Foster City
Reporting Period: 1/1/2011 - 1/31/2011

Table A

**Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects**

1	2	3	4				5	5a	6		7	8
			Affordability by Household Income						Total Units Per Project	Est. # Infill Units*		
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Rentler O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income						
Plaza at Triton Park	5+	R	15	40	5	240	300	300	RDA	Inc		Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
(9) Total of Moderate and Above Moderate from Table A3												
			15	40	5	240	300	300				
(10) Total by income Table A/A3												
(11) Total Extremely Low-Income Units*												

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: Foster City
Reporting Period: 1/1/2011 - 1/31/2011

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program if its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes			TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	Extremely Low-Income	Very Low-Income	Low-Income		
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate						0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction Foster City
Reporting Period 1/1/2011 - 1/31/2011

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level	Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	Permitted Units Issued by Affordability										Total Units to Date (all years)	Total Remaining RHNA by Income Level
		2007	2008	2009	2010	2011	2012	2013	2014	Year 8	Year 9		
	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed	0	0	0	0	15						15	96
	Restricted Non-deed restricted	0	0	0	0	0							
Low	Deed	0	0	0	0	40						40	20
	Restricted Non-deed restricted	0	0	0	0	0							
Moderate	Deed	0	0	0	0	5						5	89
	Restricted Non-deed restricted	0	0	0	0	0							
Above Moderate		0	0	1	0	240						241	-40
Total RHNA by COG. Enter allocation number:				1		300						301	165
Total Units													
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL HOUSING ELEMENT PROGRESS REPORT – 2011
Housing Element Implementation
 (CCR Title 25, §6202)

Jurisdiction Foster City
 Reporting Period Jan 2011 - Dec 2011

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
H-A-1-a Annual Tracking of Housing Activity	Provide statistical summary of residential building activity.	Annually as part of GP Report	See Tables A and B, attached. Building permits were issued in 2011 for 300 units in Pilgrim Triton Phase I.
H-A-1-b Construction of New Units	Review residential proposals as they are received toward RHA of 486 units in 2007-2014.	486-1039 housing units between 2007-2014.	Building permits for 300 new units were approved in 2011 for the Pilgrim Triton Phase I project. These 300 units are part of the 730 units were approved for Pilgrim-Triton in 2008. In 2011, the City Council entered into an exclusive right to negotiate with Foster City Partners for development of the 15 acres of City-owned property adjacent to City Hall. The land uses remain senior oriented housing with a 20% affordable requirement as well as a public plaza/open space.
H-A-1c Future Housing Element Updates	Update the Housing Element consistent with State requirements.	Next update in 2014.	The new Housing Element was adopted in February 2010.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in Housing Element.		Status of Program Implementation
Name of Program	Objective	Timeframe in H.E.	
H-A-3-a Community Outreach	Improve citizen awareness of rehabilitation and disaster assistance loan subsidy programs, code enforcement, energy conservation programs, fair housing laws and affordable housing programs.	Ongoing	Ongoing - primarily through web site, distribution of information packets and through agreement with HIP Housing.
H-A-3-b Technical Assistance to Non-Profits	Provide technical assistance to non-profit groups organized to encourage provision of affordable housing and sponsors of affordable housing projects and programs.	Ongoing	No new housing developments were proposed by non-profits in 2011.
H-A-3-c Water and Sewer Agency Coordination	Annually review water and sewer procedures and priority for water and sewer service allowances for developments with units affordable to lower-income households.	Annually	In work plan for 2011.
H-A-4-a Air Quality Impacts	Study air quality impacts of proposed housing.	Ongoing	Impacts were studied for the Pilgrim-Triton and 15-acre developments in their respective EIRs. A new EIR is anticipated for the new development proposal on the 15-acre site.
H-A-4-b Geotechnical Studies	Perform geotechnical study of proposed housing.	Ongoing	Impacts were studied for the Pilgrim/Triton and 15-acre developments in their respective EIRs.
H-A-4-c Uniform Building Code & Title 24	Buildings shall conform to requirements of UBC and Title 24.	Ongoing	Ongoing
H-A-4-d Site Investigation	Conduct site investigations for proposed housing.	Ongoing	Impacts were studied for the Pilgrim/Triton and 15-acre developments in their respective EIRs.
H-A-4-e NPDES Requirements	NPDES requirements should be met or required as mitigation measures.	Ongoing	Ongoing
H-A-4-f Noise Studies	Perform noise studies for proposed housing.	Ongoing	Impacts were studied for the Pilgrim/Triton and 15-acre developments in their respective EIRs.
H-A-4-g Traffic Evaluations	Complete traffic evaluation for proposed housing.	Ongoing	Impacts were studied for the Pilgrim/Triton and 15-acre developments in the Multi-Project Traffic Study and their respective EIRs.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in Housing Element.		Status of Program Implementation
Name of Program	Objective	Timeframe in H.E.	
H-B-1-a Continue Code Enforcement	Continue code enforcement program.	Ongoing	Ongoing
H-B-1-b Expand Code Enforcement	Consider expansion of program to include: 1) resale inspections of single family homes; 2) rental housing inspections; 3) public outreach and education.	Ongoing	Public outreach has been expanded to use FCTV, utility bill inserts and other means.
H-B-2-a Rehabilitation Loans	Encourage rehabilitation loan and disaster assistance programs to the extent possible given program funding criteria and local need.	20 loans by 2014	Loans are advertised with other housing programs.
H-B-2-b Facilitate Rehab Assistance	Start a community outreach program to help the disabled and elderly maintain or rehabilitate their homes to match households in need with non-profit organizations.	2010	No activity in 2011.
H-B-3-a Energy Conservation Assistance	Consider adopting measures for new residential development and rehabilitation projects to incorporate sustainable construction and green building practices.		City adopted CALGreen building standards in 2010.
H-B-3-b Increased Energy Conservation	Continue to enforce Title 24, consider fee waivers and fast-track incentives for energy conservation improvements, and will review its development ordinances to determine if zoning, building subdivision and others discourage the use of energy conservation measures.	Ongoing	Fees for solar installations are waived.
H-B-4-a Architectural Review	Continue Architectural Review to ensure that development preserved character and scale of neighborhoods.	Ongoing	Ongoing

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in Housing Element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
H-C-1-a Condo Conversion Regulations	Continue implementation of the condo conversion ordinance linking any conversions to the development of additional rental housing within the City. The ordinance provides for lifetime leases for seniors and handicapped tenants. Amend the existing conversion regulations to change the percentage of converted units required to be set aside for qualified low and moderate income owners from ten to fifteen percent. Continue the requirement for deed restrictions on resale (unless financing is impossible), or 1% of gross sales must be contributed to the City, and comparable rental housing must be available in the Housing Market Area.	Ongoing	No conversions have been proposed.
H-C-2-a Phased Redevelopment of Existing Apartments	If a large apartment development is redeveloped, the project shall be phased so that displacement of residents is minimized to the extent feasible. The application for redevelopment shall include a plan to minimize displacement of existing residents.	Ongoing	No redevelopment of large apartment developments has been proposed.
H-C-3-a Moderate Rent Increases	Continue working with PCRC and Tri-County Apt. Association as a vehicle to moderate rent increases and to resolve rental disputes.	Ongoing	Ongoing
H-C-4-a Rental Dispute Resolution	Continue the City's financial contribution to and encourage resident use of PCRC as a vehicle to resolve rental disputes.	Ongoing	Ongoing.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in Housing Element.	
Name of Program	Objective	Status of Program Implementation
H-C-5-a Rental Housing Assistance	Encourage the use of federal, State and local rental housing programs. Continue to publicize programs and work with the San Mateo County Housing Authority to implement the Section 8 Rental Assistance Program and, as appropriate, assist similar non-profit housing sponsor rental assistance programs.	15 extremely low and very low-income households provided assistance per year. Ongoing. Information is included in housing packets provided to the public.
H-C-5-b City Rental Assistance Program	Develop a local housing rental assistance program, and work with the owners of existing rental projects in the City to provide as many subsidized rental units as possible.	An additional 10 extremely low income, 10 very low income and 20 low income by rental subsidy by 2014 No action in 2011.

Housing Programs Progress Report – Government Code Section 65583.			
Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in Housing Element.	Status of Program Implementation	Objective
Name of Program	Timeframe in H.E.	Objective	Status of Program Implementation
H-D-2-a Tier 1 Housing Opportunity Sites	Approvals by 2010.	The Pilgrim/Triton proposal for redevelopment began its review in 2007, including 730 housing units and was approved in 2008. Phase I for 300 units was approved in 2009. Phase I began construction in 2011. The City initiated the process for housing on the City's 15-acres in 2006. Subsequently, the Village Square (Mirabella) proposal was submitted in 2007 for senior housing, but consideration was discontinued in March 2010 due to lack of financing. The City Council entered into an agreement to negotiate with Foster City Partners in 2011 for a new development proposal. The land uses remain senior oriented housing with a 20% affordable requirement as well as a public plaza/open space.	The City will work with the developers of Pilgrim-Triton (597 units with project zoning in place) and Mirabella (440 units located on publicly owned property, but subject to final approval) to assure that the City's RHNA can be met at these designated "Tier 1" housing opportunity sites. The Housing Element concludes that these sites are sufficient to meet all of the City's RHNA for the 2007-2014 planning period, including the need for very low, low, moderate and above-moderate income housing.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in Housing Element.		Status of Program Implementation
Name of Program	Objective	Timeframe in H.E.	
H-D-2-b Study of Potential Longer-Term Housing Opportunity Sites	The City will undertake a study of potential housing sites that may be available to address housing needs in Foster City beyond the current Housing Element planning period (beyond 2014). Based on the study, a set of strategic directions will be identified to (1) assure the availability of adequate housing sites for the next Housing Element planning period; (2) assess properties or areas that may offer opportunities for redevelopment consistent with achieving multiple City goals; and (3) undertake implementing actions based on City Council directions.	2011	No action in 2011.
H-D-3-a Potential Re-Use of Commercial Sites	The City will reevaluate the land use designations for the neighborhood shopping centers or other commercial sites if, at a future date, any of these commercial activities become not viable.	As appropriate	The City initiated the General Plan Amendment for the Pilgrim/Triton area in 2006. The Pilgrim/Triton proposal for redevelopment began its review in 2007, including 730 housing units and was approved in 2008. Phase A including 300 units was approved in 2009. Phase A began construction in 2011.
H-D-3-b Increase Supply of Rental Units	Work to increase the supply of rental units in the City by re-planning and rezoning failed, or underutilized commercial properties to include rental units.	Following completion of H-D-2-b	The City initiated the General Plan Amendment for the Pilgrim/Triton area in 2006. The Pilgrim/Triton proposal for redevelopment began its review in 2007, including 730 housing units and was approved in 2008. Phase A including 300 units was approved in 2009. Phase A began construction in 2011.

Housing Programs Progress Report – Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in Housing Element.		Status of Program Implementation
Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.
Name of Program H-D-4-a Mixed Use Housing	Encourage mixed residential-commercial uses in areas consistent with the Land Use Plan.	2014 Pilgrim/Triton proposal for redevelopment submitted in 2006, including 730 housing units and commercial space, including some live-work units. The City Council entered into an agreement with Foster City Partners to negotiate a new development proposal for the 15 acre site. The land uses remain senior oriented housing with a 20% affordable requirement as well as a public plaza/open space. Commercial uses will be optional.
H-D-6-a Second Units	Continue implementation of the City's second unit ordinance.	2 moderate income units by 2014 Ongoing No new units in 2011.
H-D-8-a Community Development Agency	The CDA will use its power to reduce the costs and expedite the construction of affordable housing in Foster City.	Ongoing The CDA has approved \$6.3 million in financial assistance for affordable housing in the Pilgrim Triton Phase A.
H-D-9-a Government Constraints	Review the development process and remove any government and regulatory constraints to the production of affordable housing, including a review of ways to allow more types of projects to be approved at the staff level.	2011 No action in 2011.
H-D-9-b Pre-Permit Review Process	Continue to hold pre-application reviews of affordable housing projects.	Ongoing Ongoing

Housing Programs Progress Report – Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in Housing Element.		Status of Program Implementation	
Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	
Name of Program			
H-D-9-c Minimum Density Requirements	Consider enacting minimum density requirement to prevent use of land zoned for multiple-family use for lower density housing in order to make more efficient use of the limited opportunity to provide additional housing.	2011	No action in 2011.
H-D-9-d Zoning Incentives	Evaluate zoning incentives that encourage the development of diverse housing types such as smaller more affordable unit and 2- and 3-bedroom units for families.	2011	No action in 2011.
H-D-9-e Reevaluate Parking Requirements	Conduct a study of whether, how and when to modify parking requirement to allow higher densities and reduced housing costs in areas appropriate for reduced parking requirements.	2011	No action in 2011.
H-D-9-f Development Fee Waivers	Where appropriate and feasible, continue to allow waivers of development fees as a means for promoting BMR housing.	Ongoing	No action in 2011.
H-D-9-g Nonconforming Uses	Allow use of development agreements and amend Chapter 17.70, Nonconformity Uses, of the Foster City Municipal Code to reduce or eliminate disincentives to having an existing non-residential site zoned for housing. Allow non-conforming uses to continue indefinitely on sites zoned for housing and also allow them to be expanded or rebuilt if destroyed.	2011	Included in Pilgrim Triton Development Agreement.

<p align="center">Housing Programs Progress Report – Government Code Section 65583.</p> <p align="center">Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in Housing Element.</p>		<p>Status of Program Implementation</p>
<p>Program Description (By Housing Element Program Names)</p>	<p>Objective</p>	<p>Timeframe in H.E.</p>
<p>H-D-9-h Definition of Family</p>	<p>Remove or revise the definition of family contained in Title 17, Section 17.04.210 of the City of Foster City Municipal Code which is not in compliance with California Fair Housing Law and may pose a constraint to providing housing for people with disabilities.</p>	<p>2011</p>
<p>H-E-1-a New Project Development Program</p>	<p>All new residential development within redevelopment project areas will meet affordable housing requirement on-site. Where applicable in new developments, the Agency will continue to return 20% of tax increment. The Agency will work with developers to determine the potential for creating an additional number of affordable units. When required to accomplish the stated Goals of the Plan, amend the General Plan land use designation of the site to an appropriate housing designation and/or the Zoning Ordinance to allow greater densities of affordable and market rate units.</p>	<p>Ongoing</p>
<p>H-E-1-b Existing Unit Purchase Program</p>	<p>Purchase existing older units to provide affordable rental housing. Strive not only to avoid a concentration of affordable units in any one location or area, but to disperse affordable units throughout the community to complement and enhance the diversity that is already found in the City. Target units that need rehabilitation and thereby improve the neighborhood in which they are located.</p>	<p>3 units by 2014</p>

Program Description (By Housing Element Program Names)		Housing Programs Progress Report – Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in Housing Element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
H-E-1-c First-Time Homebuyer Program	Continue the First-Time Homebuyer program using a revolving fund to provide low interest and/or deferred second mortgages.	Ongoing	As of 12/31/11, a total of 33 loans have been made, with 18 loans still outstanding. One loan was made in 2011.
H-E-1-d Homeowner Rehab Loan Program	Increase use of CDBG loans administered by the County, through improved promotion and publicity to residents; target the elderly.	Ongoing	Ongoing
H-E-2-a Private Development of Affordable Housing	Encourage the provision of affordable housing by the private sector through: requiring that 20% of the units, excluding bonus units, in specified residential projects be affordable (an inclusionary requirement); requiring construction or subsidy of new affordable housing as a condition for approval of any commercial development which affects the demand for housing in the City; providing incentives to encourage the provision of affordable housing as provided in Policy H-E-3.	Ongoing	20% BMR requirement made clear to all project applicants of new housing developments. 20% BMR required in Pilgrim Triton project. 20% BMR will be required in development of City-owned 15 acres.
H-E-3-a Density Bonuses for Affordable Housing Projects Consistent with State Density Bonus Law	Offer density bonuses consistent with State Density Bonus Law.	2010	No action in 2011.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in Housing Element.		Status of Program Implementation
Name of Program	Objective	Timeframe in H.E.	
H-E-3 b Financing and Subsidy Programs	Encourage project sponsors to apply for available federal, state and locally subsidized new affordable construction programs, including subsidies for extremely low income, very low income, and low income housing, by providing technical assistance on available programs and supporting data, structuring development agreements and other requirements to match program funding criteria, as appropriate and possible, and leveraging tax increment financing when possible. The City will also lobby Federal and State elected officials for housing legislation that includes appropriations for low and moderate income housing programs.	Ongoing	No new housing proposals in 2011.
H-E-3-c Cooperative Ventures	Encourage cooperative and joint ventures between owners, developers and non-profit groups to provide BMR housing.	Ongoing	The City entered into an exclusive right to negotiate with Foster City Partners for the development of the 15-acre site.
H-E-4-a Maintain Owner Occupied BMR Units	Administer agreements for existing ownership BMR units to ensure continued affordability.	Ongoing	Annual owner/occupant check performed.
H-E-5-a Maintain Existing Rental BMR Units	Administer the agreements for the existing rental BMR units to ensure the continued affordability of these units for the terms of their agreements.	Ongoing	Ongoing-review annual and semi-annual reports.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in Housing Element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
H-E-6-a Homeshare Program	Continue to work with HIP to expand the existing outreach program for the Homeshare Program for both rental and ownership housing, including outreach to extremely low and very low income persons.	15 new matches per year	In FY 2010-11, 6 low-income residents were placed in shared housing arrangements; 41 residents were provided with housing and community resource information. Home Equity Conversion counseling was provided to 7 Foster City senior homeowners.
H-E-7-a Ownership Housing for Employees	In order to improve the jobs to housing balance in large-scale commercial developments, the City will undertake outreach efforts to employers and developers, encouraging them to provide joint homeownership programs for employers and employees in order to provide affordable ownership housing for employees for firms locating in Foster City.	Ongoing	No action in 2011.
H-E-8-a BMR Eligibility Guidelines	Implement BMR selection guidelines based on BMR Eligibility Priorities.	Ongoing	Ongoing
H-F-1-a Non-Discrimination	Ensure that state and federal laws are adhered to regarding fair housing. The City will assist local non-profit organizations, as appropriate, to provide public information and education services.	Ongoing	Ongoing
H-F-2-a Facilities/Services for Special Needs	Support housing that incorporates facilities and services to meet the health care, transit or social service needs of households with special needs, including seniors, extremely low income households and persons with disabilities.	Ongoing	Ongoing

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in Housing Element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
H-F-2-b Victims of Domestic Violence	Assist victims of domestic violence by coordinating with and providing referrals to existing service agencies providing legal assistance, hotline, and emergency housing and prevention services to victims of domestic violence. In addition, in coordination with existing service providers, determine any other actions the City can take to assist persons in Foster City.	2010 and ongoing	Ongoing
H-F-2-c Density Bonuses for Handicapped	The City may allow a one-for-one density bonus up to 25% of the number of units otherwise allowed, for developers who provide actual handicapped access features and fixtures.	Ongoing	Ongoing
H-F-2-d Adaptable/Accessible Units	The City will ensure that new multi-family housing includes units that are accessible and adaptable in conformance with the Building Code.	2% of units built	Pilgrim Triton Phase I will include the required amount of adaptable units.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in Housing Element.	
Name of Program	Objective	Status of Program Implementation
H-F-2-e Reasonable Accommodation.	Adopt a Reasonable Accommodation Ordinance. The City has established internal review procedures that provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The purpose of these procedures and an ordinance is to provide a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning or building laws, rules, policies, practices and/or procedures of the City.	Drafted in 2011 – will be subject to Planning Commission and City Council review in 2012.
H-F-3-a Emergency Housing Assistance	Participate and allocate funds for County and non-profit programs providing emergency shelter and related counseling services.	Ongoing Funding provided to social service agencies.
H-F-3-b Emergency Shelter Uses	Contribute a portion of Housing Set Aside fund to non-profit agencies involved in providing housing for the homeless. The City will also review proposals for emergency shelter uses based on the policies in the General Plan and other City development standards and requirements.	Ongoing Funding provided to social service agencies.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report -- Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement and development of housing as identified in Housing Element.	
Name of Program	Objective	Status of Program Implementation
H-F-3-d Emergency Shelter Zoning	The City will establish an overlay zone that would allow a year-round emergency shelter as a permitted use in Neighborhood Business (C-1), Central Business (C-2), the Pilgrim-Triton and Marlin Cove areas and in the Commercial Mix (CM/PD) Zoning Districts, and at churches/synagogues in the Public Facilities (PF) Zoning District. In addition, the City will establish written and objective standards.	Drafted in 2011 -- will be subject to Planning Commission and City Council review in 2012.
H-F-4-a Transitional and Supportive Housing Zoning	Amend residential zones to specifically allow transitional and supporting housing, as required by State law, so they are treated as a residential use that will be subject only to the same restrictions that apply to other residential uses of the same type in the same zone.	Drafted in 2011 -- will be subject to Planning Commission and City Council review in 2012.